023.0	0001	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	608,100	/	608,100
USE VALUE:	608,100	/	608,100
ASSESSED:	608,100	/	608,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		LEE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEINTRAUB SARAH
Owner 2:	TOVAR EDWIN
Owner 3:	
Street 1:	7 LEE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHAO YAOHUI & SUN DEYING -
Owner 2:	-
Street 1:	7 LEE TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,567 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 826 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3567.000	186,500		421,600	608,100
Total Card	0.082	186,500		421,600	608,100
Total Parcel	0.082	186,500		421,600	608,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 736.56 | /Parcel: 736.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	14745
GIS Ref	
GIS Ref	
Insp Date	07/22/17

!1860!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,500	0	3,567.	421,600	608,100	608,100	Year End Roll	12/18/2019
2019	101	FV	163,100	0	3,567.	448,000	611,100	611,100	Year End Roll	1/3/2019
2018	101	FV	163,100	0	3,567.	326,700	489,800	489,800	Year End Roll	12/20/2017
2017	101	FV	163,000	0	3,567.	284,600	447,600	447,600	Year End Roll	1/3/2017
2016	101	FV	163,000	0	3,567.	242,400	405,400	405,400	Year End	1/4/2016
2015	101	FV	153,200	0	3,567.	237,200	390,400	390,400	Year End Roll	12/11/2014
2014	101	FV	153,200	0	3,567.	195,000	348,200	348,200	Year End Roll	12/16/2013
2013	101	FV	153,200	0	3,567.	185,500	338,700	338,700		12/13/2012

PRINT

Date	Time
12/10/20	17:24:51

LAST REV

Date	Time
08/23/17	11:12:21
apro	
1860	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAO YAOHUI & S	54298-130		2/16/2010		370,000	No	No		
	21212-466		6/1/1991		137,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2013	1078	Re-Roof	9,000	C				
7/12/2012	864	New Wind	3,412					REPL 7 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
1/8/2014	Info Fm Prmt	EMK	Ellen K
11/8/2000	Hearing N/C	264	PATRIOT
10/29/1999	Inspected	267	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	263	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14745
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3567		Sq. Ft.	Site		0	80.	1.48	1									421,608						421,600	

Total AC/HA:	0.08189	Total SF/SM:	3567	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	421,608	Spl Credit		Total:	421,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	139.971
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270327
Depreciation:	83801
Depreciated Total:	186526

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

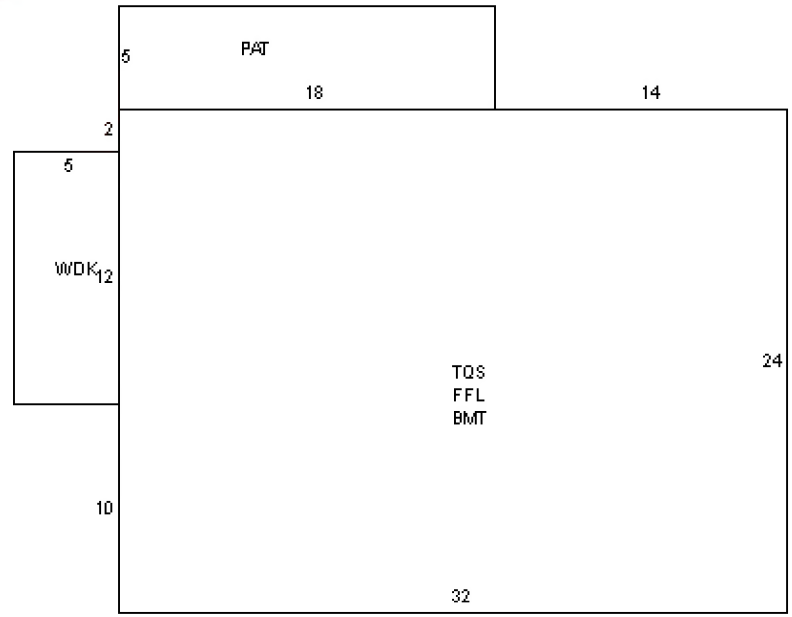
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	139.97
Special Features:	0	Val/Su Net:	82.45
Final Total:	186500	Val/Su SzAd	138.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	41.990	32,249
FFL	First Floor	768	139.970	107,498
TQS	3/4 Story	576	89.580	51,599
PAT	Patio	90	5.920	533
WDK	Deck	60	15.800	948

Net Sketched Area:	2,262	Total:	192,827
Size Ad	1344	Gross Are	2454	FinArea	826
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	90	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4x6	A	AV	2010	0.00	T	7.2	101						
2	Frame Shed	D	Y	1	6x8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	